

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*January 22, 2004*

*5:00PM*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

NOTE: THESE ARE TEMPORARY  
ACTION MINUTES FOR INFORMATION  
PURPOSES ONLY ON THE OUTCOME  
OF ANY GIVEN ITEM AND WILL BE  
REPLACED BY COMPREHENSIVE  
FINAL MINUTES WHEN COMPLETED

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN  
ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-3341 - EAST VAN BUREN SINGLE FAMILY - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 18 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
2. TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 4.91 acres adjacent to the northeast corner of El Capitan Way and Durango Drive (APN: 125-17-601-011), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
3. TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
4. TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY SUBDIVISION on 32.2 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

5. **TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 110 LOT SINGLE FAMILY SUBDIVISION on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-002, 006, 009 and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
  
6. **TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY SUBDIVISION on 25.5 acres approximately 1,350 feet east of Durango Drive, and 1,300 feet south of Moccasin Road (a portion APN: 125-04-001-006 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
  
7. **TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 79 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres north of Log Cabin Way, approximately 2,600 feet east of Durango Drive (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
  
8. **TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY SUBDIVISION on 19.7 acres approximately 2,670 feet, and 1,300 feet east of Durango Drive, south of Moccasin Road (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
  
9. **TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). – **ABEYANCE TO 2/26/2004 PLANNING COMMISSION**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

10. **TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING** - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 6.91 acres adjacent to the southeast corner of Lake Mead Boulevard and Tonopah Drive (APN: 139-21-301-011 and 012), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
11. **TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 8.47 acres adjacent to the west side of Rainbow Boulevard and Monte Viso Drive, approximately 1,450 feet west of Rainbow Boulevard (APN: 125-10-710-047, 050, 001, 002, 004, 005, and 006), R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
12. **TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.15 acres adjacent to the southeast corner of Brent Lane and Bradley Road (APN: 125-12-601-001, 003, 004, 005, 007, and 125-12-602-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
13. **TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST** - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.13 acres adjacent to the northeast corner of Tenaya Way and O'Bannon Drive (APN: 163-03-702-005), R-E (Residence Estates) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
14. **TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES** - Request for a Tentative Map FOR A 92 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Planned Residential Development - 11 Units Per Acre)], Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

15. **EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

#### **ONE MOTION – ONE VOTE:**

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD BE REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

16. **ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
17. **MSH-3453 - CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

18. **MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 1 (Moncrief). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**
19. **WVR-3430 - CONCORDIA HOMES** - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown). – **APPROVED – CITY COUNCIL 2/18/2004**
20. **SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
21. **DIR-3448 - CITY OF LAS VEGAS** - Designation of residence at 604 South Fourth Street to the City of Las Vegas Historic Property Register. – **WITHDRAWN WITHOUT PREJUDICE**

#### **PUBLIC HEARING ITEMS:**

22. **ABEYANCE - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST** - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
23. **ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe and Buffalo Drives (APN: 125-21-711-002 and 003), Ward 6 (Mack). – **WITHDRAWN WITHOUT PREJUDICE**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

24. **GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
25. **SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #1) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). – **DENIED – FINAL ACTION**
26. **SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
27. **SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #2) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). – **DENIED – FINAL ACTION**
28. **GPA-3388 - MELANIE BITTNER, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). – **APPROVED – CITY COUNCIL 2/18/2004**
29. **ZON-3474 - MELANIE BITTNER, ET AL** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
30. **GPA-3418 - CITY OF LAS VEGAS** - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). – **APPROVED – CITY COUNCIL 2/18/2004**

31. **ZON-3420 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**
32. **GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). – **MOTION FAILED DUE TO FAILURE TO OBTAIN THE REQUIRED SUPER MAJORITY. THIS IS TANTAMOUNT TO DENIAL – CITY COUNCIL 2/18/2004**
33. **ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
34. **SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**
35. **GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). – **APPROVED – CITY COUNCIL 2/18/2004**

36. **ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
37. **GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). – **APPROVED – CITY COUNCIL 2/18/2004**
38. **ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
39. **SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

40. **SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
41. **GPA-3470 - JUAN J. ELIAS** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). – **DENIED – CITY COUNCIL 2/18/2004**
42. **ZON-3473 - JUAN J. ELIAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). – **DENIED – CITY COUNCIL 2/18/2004**
43. **SDR-3475 - JUAN J. ELIAS** - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly). – **DENIED – CITY COUNCIL 2/18/2004**
44. **GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: L-TC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

45. **ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
46. **VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
47. **SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
48. **ABEYANCE - RENOTIFICATION - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:00 P.M.**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

49. **GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:00 P.M.**
50. **ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:00 P.M.**
51. **SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Grand Teton Drive, approximately 1,270 feet east of Fort Apache Road (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). – **TABLED**
52. **SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 71,570 SQUARE FOOT OFFICE, TAVERN, MINI-STORAGE DEVELOPMENT on 7.84 acres adjacent to the northeast corner of Durango Drive and Grand Teton Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). – **TABLED**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

53. **GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). – **MOTION FAILED DUE TO FAILURE TO OBTAIN THE REQUIRED SUPER MAJORITY. THIS IS TANTAMOUNT TO DENIAL – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:30 P.M.**
54. **ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:30 P.M.**
55. **SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004 – NOT TO BE HEARD BEFORE 4:30 P.M.**
56. **GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
57. **ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). – **DENIED – CITY COUNCIL 2/18/2004**
58. **GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 14

CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack). – **APPROVED – CITY COUNCIL 2/18/2004**

59. **GPA-3500 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), Ward 6 (Mack). – **WITHDRAWN WITHOUT PREJUDICE**
60. **VAR-3504 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Variance TO ALLOW 34,093 SQUARE FEET OF OPEN SPACE WHERE 68,999 SQUARE FEET IS REQUIRED on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack). – **WITHDRAWN WITHOUT PREJUDICE**
61. **SUP-3503 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack). – **ABEYANCE TO 2/26/2004 PLANNING COMMISSION**
62. **SDR-3505 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack). – **ABEYANCE TO 2/26/2004 PLANNING COMMISSION**
63. **GPA-3507 - LAMB OF GOD LUTHERN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). – **MOTION FAILED DUE TO FAILURE TO OBTAIN THE REQUIRED SUPER MAJORITY. THIS IS TANTAMOUNT TO DENIAL – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 15

64. **ZON-3415 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
65. **SDR-3398 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
66. **GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). – **APPROVED – CITY COUNCIL 2/18/2004**
67. **ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 16

68. **SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
69. **GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). – **APPROVED – CITY COUNCIL 2/18/2004**
70. **ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
71. **SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
72. **GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack). – **MOTION FAILED DUE TO FAILURE TO OBTAIN THE REQUIRED SUPER MAJORITY. THIS IS TANTAMOUNT TO DENIAL – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 17

73. **SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
74. **SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**
75. **GPA-3539 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack). – **APPROVED – CITY COUNCIL 2/18/2004**
76. **MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
77. **ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
78. **VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

**Council Chambers**

**400 Stewart Avenue Las Vegas, Nevada**

**Phone 229-6301 TDD 386-9108**

**<http://www.lasvegasnevada.gov>**

**Page 18**

side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**

79. **SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
80. **VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
81. **ZON-3346 - HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly). – **ABEYANCE TO 2/26/2004 PLANNING COMMISSION**
82. **SDR-3514 - HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly). – **ABEYANCE TO 2/26/2004 PLANNING COMMISSION**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 19

83. **VAR-3419 - WADE ROBERTS** - Request for a Variance TO ALLOW A 4 FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
84. **VAR-3480 - SHAPIN ALLEN TRUST** - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 2/18/2004**
85. **VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
86. **WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
87. **SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
88. **SUP-3432 - EBENEZER C.O.G.I.C.** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 20

89. **SDR-3431 - EBENEZER C.O.G.I.C.** - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
90. **SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT** - Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). – **DENIED – FINAL ACTION**
91. **SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
92. **SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**
93. **SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at 3701 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 2/18/2004**

#### NON-PUBLIC HEARING ITEMS:

94. **ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**January 22, 2004**

**5:00PM**

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 21

Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown). – **DENIED – CITY COUNCIL 2/18/2004**

#### DIRECTOR'S BUSINESS:

95. **TXT-3679 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.10 and Ordinance 5609 to allow the use "Keeping of Carrier or Racing Pigeons" by means of a Special Use Permit. – **APPROVED – FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

#### CITIZENS PARTICIPATION:

**THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**

Planning Commission 1/22/2004

NOTE: THESE ARE TEMPORARY ACTION MINUTES FOR INFORMATION PURPOSES ONLY ON THE OUTCOME OF ANY GIVEN ITEM AND WILL BE REPLACED BY COMPREHENSIVE FINAL MINUTES WHEN COMPLETED

1/27/2004 2:52 PM